



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • APRIL 13, 2015

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

Mayor Smith called the Public Hearing to order at 6:00 PM.

1. Alcohol Beverage License -

Public hearing for the purpose of considering the application for serving complimentary beer/wine on-premise to guest. "Camden Hospitality Services, INC." Owner Chandra B Yadav. Location is 1375 Hospitality Avenue, Kingsland Georgia 31548

No one came forward to speak.

The Public Hearing was closed at 6:02 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Smith called the City Council Meeting to order at 6:02 PM.

III. INVOCATION AND PLEDGE TO THE FLAG

Sr. Officer Donald Belcher, Jr. Gave the invocation and led the audience in the Pledge to the Flag.

IV. ROLL CALL

Kenneth E Smith Sr
Alex Blount
Jim McClain
Charles Grayson Day Jr

Mayor
Mayor Pro Tem
City Councilman
City Councilman

V. CONSENT DOCKET

Mayor Smith stated the Consent Docket would need to be amended. Item 1, under Planning and Zoning, Adoption of Ordinance #2015-04 and Item 11, Under New

Business, Approval of Thomas & Hutton Engineering Service Agreement would need to be removed.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	Charles Grayson Day Jr, City Councilman
AYES:	Blount, McClain, Day Jr

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. RECOGNITION

1. "If I Were Mayor, I Would" Essay Contest Winner - Trish Jared -

This contest is held annually in celebration of Georgia Cities Week. A gift basket will be presented to the student.

Ms. Riveliana Duvivier, 5th Grade, Kingsland Elementary School won the Essay Contest.

VII. PRESENTATION

1. Presentation - Tesla Motors Charging Station -

Mr. Beau Whiteman, Regional Project Manager for Tesla Motors addressed the Mayor and City Council. Mr. Whiteman gave a power point presentation and addressed all of the points in putting a charging station into Kingsland.

Mayor Smith and City Council instructed Mr. Lee Spell, City Manager to work on a lease agreement and present it before Council.

2. Presentation - FY 2013-2014 Audit -

Mr. Butch Whiddon, Baird and Company gave a presentation to the Mayor and City Council on the FY-2013-2014 Audit.

Mr. Whiddon stated there were no compliance issues and no significant deficiencies.

VIII. GRANTING AUDIENCE TO THE PUBLIC

Mr. Jay Baker, 117 Woodhollow Road addressed the Mayor and City Council. Mr. Baker stated he came before the Board to speak about the Application for a Yard Variance by Mr. Henery.

Mr. Baker stated his yard is adjacent to Mr. Baker's property and he has looked at all of the plans and he does not have any concerns with granting this Variance.

IX. OLD BUSINESS

1. APPLICATION FOR YARD VARIANCE – David Henery -

David Henery, of 120 Summerfield Dr. is requesting a variance in Section 70.1 dealing with yard setbacks to allow him to construct a 30' by 79' garage/workshop facing Wood Hollow Rd. Front yard requested reduction is from 25' to 4'; side yard setback is from 25' to 3'; and rear yard setback is from 15' to 1'. Zoning is R-1. After considerable discussion Planning Commission voted 4-2 to approve the front yard and side yard variances, but not the rear yard variance.

Councilman Blount made a motion to bring this item back to the floor. Councilman Day seconded the motion. The motion carried unanimously.

Councilman McClain made a motion to approve what the Planning Commission recommended. Councilman Blount seconded the motion.

The vote was Blount - no, McClain - yes, Day - no. The motion did not pass.

Councilman Day stated he would like to change the motion to allow 7 1/2 feet in the back.

Councilman McClain stated he attended the Planning Board Meeting and felt the Council should go along with the recommendations of the Planning Commission.

Councilman Day stated he did not want the board to miss the chance to improve quality of life for this man and would like to give the 7 1/2 feet in the back.

Councilman Day stated he would make a motion to approve the Variance and amend it to give the 7 1/2 foot variance in the back. Councilman Blount seconded the motion. The motion vote was: Blount - yes, McClain - no, Day - yes. The motion passed.

X. PLANNING AND ZONING

1. APPLICATION FOR HOME OCCUPATION – Nichole Kelley -

Nichole Kelley, 147 Royal Circle is requesting a Home Occupation Permit for "Flash and Flare Photography". Zoning is R-1. Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

2. APPLICATION FOR HOME OCCUPATION – Alexis Carsina Woods -

Alexis Carsina Woods, 153 W Woodhaven Dr is requesting a Home Occupation Permit for “Eunique”, an online fashion business. Zoning is PD/R-1. Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

3. APPLICATION FOR ANNEXATION AND ZONING, Lakeysa Bustamante and Chol Maan -

Lakeysa Bustamante and Chol Maan are requesting annexation of 50 S Alvah Brazell Rd (Tax Parcel 108A 023E) a .59 acre tract. Zoning in the county is R-1. City zoning would be R-4. Planning Commission Recommends Approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

4. Adoption Of: Ordinance #2015 -05 - an Ordinance to Annex 50 Alvah Brazell Road South by the City of Kingsland -

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

5. APPLICATION FOR FINAL PLAT – the Meadows V-B2 -

Bennett Surveying, Inc. requests consideration for a final plat consisting of 48 lots on 47.11 acres on Woodbridge Road on behalf of Seaward Homes, Inc. Zoning is PD/R-1. (The Meadows, Phase V-B2) Planning Commission Recommends Approval.

Councilman Blount stated for the record that the actual Easements shown are where the structures are in the ground.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

XI. NEW BUSINESS

1. Approval Of: Alcohol Beverage License for Serving Complimentary Beer/Wine On-Premise to Guests, from "Camden Hospitality Services, Inc.", Owner Chandra B. Yadav. Located at 1375 Hospitality Avenue, Kingsland, Georgia 31548. -

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

2. Acceptance Of: Permanent Utility Easement -

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Alex Blount, Mayor Pro Tem
AYES: Blount, McClain, Day Jr

3. Adoption Of: Ordinance #2015-06 - an Ordinance to Amend Ordinance #2012-02 Establishing Water And/Or Sewer Rate Schedules - Mayor Pro Tem Alex Blount

Councilman Blount stated he asked to have this put on the Agenda.

Councilman Blount would like to put a fee structure in place to save on manpower hours not having to drive to Brunswick.

Councilman Blount stated he was in favor of the \$.04 - per gallon rate and wanted to discuss the connection fee. Councilman McClain stated most municipalities charge between \$10.00 And \$40.00 and suggested a fee of \$30.00. Councilman Day stated he was comfortable moving forward with this rate.

Councilman Blount made a motion to approve the rates of \$.04 gallon and a \$30.00 hook-up fee. Councilman McClain seconded the motion. The motion carried unanimously.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

4. Approval Of: Proclamation: National Crime Victims' Rights Week - April 19-25, 2015 -

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

5. Approval of: Proclamation: Protesting Seismic Airgun Testing Along the Coast of Georgia -

No motion was made.

6. 1323 : Bid Award - Propane Gas Service -

There was only one bid, the Bid Award went to Cumberland Gas, a local company.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Alex Blount, Mayor Pro Tem
AYES: Blount, McClain, Day Jr

7. Bid Award - Commercial Grade Zero Turn Radius Mower -

The Bid Award went to the lowest bidder, Emery Lawn and Tractor.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McClain, City Councilman
SECONDER: Charles Grayson Day Jr, City Councilman
AYES: Blount, McClain, Day Jr

8. Bid Award - 15' Bat-Wing/Flex-Wing Mower -

The Bid Award went to the lowest bidder - AIMTRAC.

RESULT: APPROVED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Jim McClain, City Councilman
AYES: Blount, McClain, Day Jr

9. Resolution of Support - Tarrow Greene Limited Partnership -

A resolution to endorse an application by Tarrow Greene Limited Partnership to the Georgia Department of Community Affairs for the 2015 low income housing tax credit program for the construction of the Tarrow Greene multifamily complex to be located at Camden Woods Parkway, Kingsland, Georgia.

Councilman Blount stated he would like to see a market study before the Council gives a formal letter of support.

Councilman McClain made a motion to table this Resolution. Councilman Day seconded the motion. The motion carried unanimously.

RESULT:	REMOVED [UNANIMOUS]	Next: 5/11/2015 6:00 PM
MOVER:	Jim McClain, City Councilman	
SECONDER:	Charles Grayson Day Jr, City Councilman	
AYES:	Blount, McClain, Day Jr	

10. Discussion: Delinquent Utilities Policy and Procedures Update - Mayor Pro Tem Alex Blount

Councilman Blount stated he asked to have this put on the Agenda. Councilman Blount stated he compared Kingsland with six other communities to see how we compare and found Kingsland to have one of the most lenient policies. Currently the city will cut off water a week after the second due date is not paid, which is actually 3 1/2 months of usage before cut-off. Councilman Blount suggested the best balance would be to cut off after 15 days if not paid by due date.

Councilman Day stated this needs to be tightened up.

Councilman McClain stated it is not a good way for a business to run.

Councilman Blount made a motion to modify Water/Sewer Procedures to disconnect 15 days after the current due date if balance is not paid by the current due date. Councilman McClain seconded the motion. The motion carried unanimously.

11. Appointments to Kingsland Development Authority - Mayor Smith Appointment and Councilman Blount Appointment. -

Mayor Smith reappointed Mr. Bobby Sweatt.

Councilman Blount reappointed Mr. Jimmy McCollum.

XII. MAYOR AND COUNCIL ANNOUNCEMENT

None

XIII. ADJOURNED

Councilman Blount made a motion to adjourn. Councilman Day seconded the motion. The motion carried unanimously.

The meeting adjourned at 7:41 PM.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk